

June xx, 2015

xx

Dear Property Owner,

You are getting this letter because the West Valley City Council will be holding a public hearing on July 28, 2015 at 6:30 P.M. at 3600 Constitution Boulevard in West Valley City to consider a proposed amendment to the City zoning map.

If approved, this amendment would change the zoning on your property from A to A-2. If approved, this amendment would change the general plan designation on your property from Medium Density Residential to Large Lot Residential.

The City has submitted Application No. ZT-3-2015 to create the "Residential Estate" zone and No. GPZ-1-2015 to change the zoning and general plan designations of certain property within the City to accommodate new residential development. If the City Council approves, these properties will, depending on the size of the properties, be changed to either the "A" zone or the new "A-2" zone, which is an agricultural zone with a minimum lot size of two acres. Property owners could keep their property undeveloped as agricultural property or apply to rezone their property to pursue development. Future residential development would meet the standards of the "Residential Estate" zone. As set forth above, these applications affect your property.

Regulations, prohibitions, and permitted uses for the A zone are set forth in the West Valley City Municipal Code at Sections 7-6-200P - 7-6-215. The regulations, prohibitions, and permitted uses for the A-2 zone are included in the proposal to the Planning Commission, which is enclosed with this letter. The City also recommends that you review Title 7 of the City Code for additional information regarding City land use regulations. The City Code may be accessed at <http://wvc-ut.gov/DocumentCenter/Index/96> or by visiting City Hall during normal business hours.

You have the right to file objections to the proposed change in zoning. All objections must be submitted within ten days of the public hearing described above and should be filed with the City Recorder's Office at 3600 Constitution Boulevard, West Valley City, Utah 84119. If an objection is received prior to the date of the hearing described above, that objection shall be considered by the City Council in making its recommendation. You also have the right to appear at the public hearing to voice any concerns you may have.

Other property owners will also be impacted by this change. Their names and addresses of record are included in the list attached to this letter.

Additional information can be found at www.wvc-ut.gov/appdocs. Please feel free to contact the West Valley City Planning and Zoning Division at 3600 S. Constitution Boulevard or at (801) 963-3312 with any questions or concerns.

Sincerely,

Steve Pastorik
Director of Planning and Zoning
West Valley City